



26 Priory Crescent, Binham
Offers in Excess of £200,000

BELTON DUFFEY

26 PRIORY CRESCENT, BINHAM, NORFOLK, NR21 0DB

An ex-local authority mid terrace bungalow with 2 bedroom accommodation, driveway parking and an attractive rear garden. No onward chain.

DESCRIPTION

26 Priory Crescent is a rare opportunity to purchase an ex-local authority mid terrace bungalow house situated at the end of a cul de sac in Binham, one of north Norfolk's most desirable villages. The property has accommodation comprising an entrance hall, sitting/dining room and a kitchen with a separate utility room, rear lobby, 2 bedrooms and a shower room. Further benefits include oil-fired central heating, 2 fireplaces (currently boarded up), 4 panel internal doors, picture rails and majority UPVC double glazed windows and doors.

Outside, there is driveway parking to the front for 2/3 vehicles and an attractive lawned and paved rear garden.

Please note that there is a restrictive Covenant on this property, which states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase.

26 Priory Crescent is being offered for sale with no onward chain.



SITUATION

Binham is a most attractive, historical village with its atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics. The village has village stores, petrol station, village hall, newly opened cafe, The Parlour, and a popular inn, The Chequers.

The towns of Wells-next-the-Sea, Holt and Fakenham are in close proximity and the Cathedral city of Norwich is also within easy motoring distance. Wells-next-the-Sea, a Georgian seaside town, is some 4 miles away and has many amenities and leisure activities on offer in the town or close by in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, nursery, primary and secondary schools, doctor's surgery and a full range of shops.

4 miles to the east, the Georgian market town of Holt offers an amazing array of independent shops and businesses, art galleries, cafes and pubs and the Auden Theatre which hosts a wide array of different productions throughout the year. Holt is also home to the well respected Gresham's independent school.

ENTRANCE HALL

A partly glazed UPVC door leads from the front of the property into the L-shaped entrance hall with tiled floor, radiator and loft hatch. Doors to the sitting room, bedrooms and shower room.

SITTING/DINING ROOM

3.80m x 3.59m (12' 6" x 11' 9")

Tiled open fireplace (currently boarded up), radiator, 2 built-in storage cupboards, tiled floor, picture rail. Window to the front and a door leading into:

KITCHEN

4.07m x 2.25m (13' 4" x 7' 5") Window overlooking the rear garden.

Range of pine base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces for a cooker, fridge and freezer, oil-fired central heating boiler. Tiled floor, window overlooking the rear garden and a partly glazed door leading into:

REAR LOBBY

1.78m x 1.73m (5' 10" x 5' 8")

Space for coat hooks and shoe storage etc, radiator, vinyl flooring. UPVC French doors leading outside to the rear garden and an opening to:



UTILITY ROOM

2.98m x 1.73m (9' 9" x 5' 8")

Spaces and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring and 2 windows overlooking the rear garden.

BEDROOM 1

3.74m x 3.35m (12' 3" x 11' 0")

Boarded up corner fireplace, radiator, picture rail and a window to the front.

BEDROOM 2

3.33m x 2.09m (10' 11" x 6' 10")

Radiator, picture rail and a window to the front.

SHOWER ROOM

2.25m x 1.71m (7' 5" x 5' 7")

A white suite comprising a shower cubicle with an electric shower, wall mounted wash basin and WC. Radiator, tiled floor and splashbacks, extractor fan and a window to the rear with obscured glass.

OUTSIDE

26 Priory Crescent stands set back from the cul de sac behind a concrete driveway providing parking for 2/3 vehicles with lawns to the sides and a fine magnolia tree. A concrete pathway leads to the front entrance door with a gravelled plant bed and a covered pedestrian walkway to the side of the property to the rear garden.

The attractive rear garden comprises an extensive paved terrace with a lawn beyond. Raised bed to the rear, outside tap and lighting, timber shed, plastic oil storage tank and fenced and hedged boundaries to the sides.

DIRECTIONS

From Wells-next-the-Sea, take the A149 out of town towards Cromer. At the Norfolk Hideaways junction, fork right towards Walsingham and continue out into open countryside for approximately 1 1/2 miles and take the left hand turning signposted Warham. Continue through the village of Warham and on into Binham.

Pass the Priory ruins on the left and, after approximately 200 yards, turn right at the crossroads onto Front Street. Take the 1st right into Priory Crescent, turn right at the T-junction where you will see number 26 in front of you, at the end of the cul de sac.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

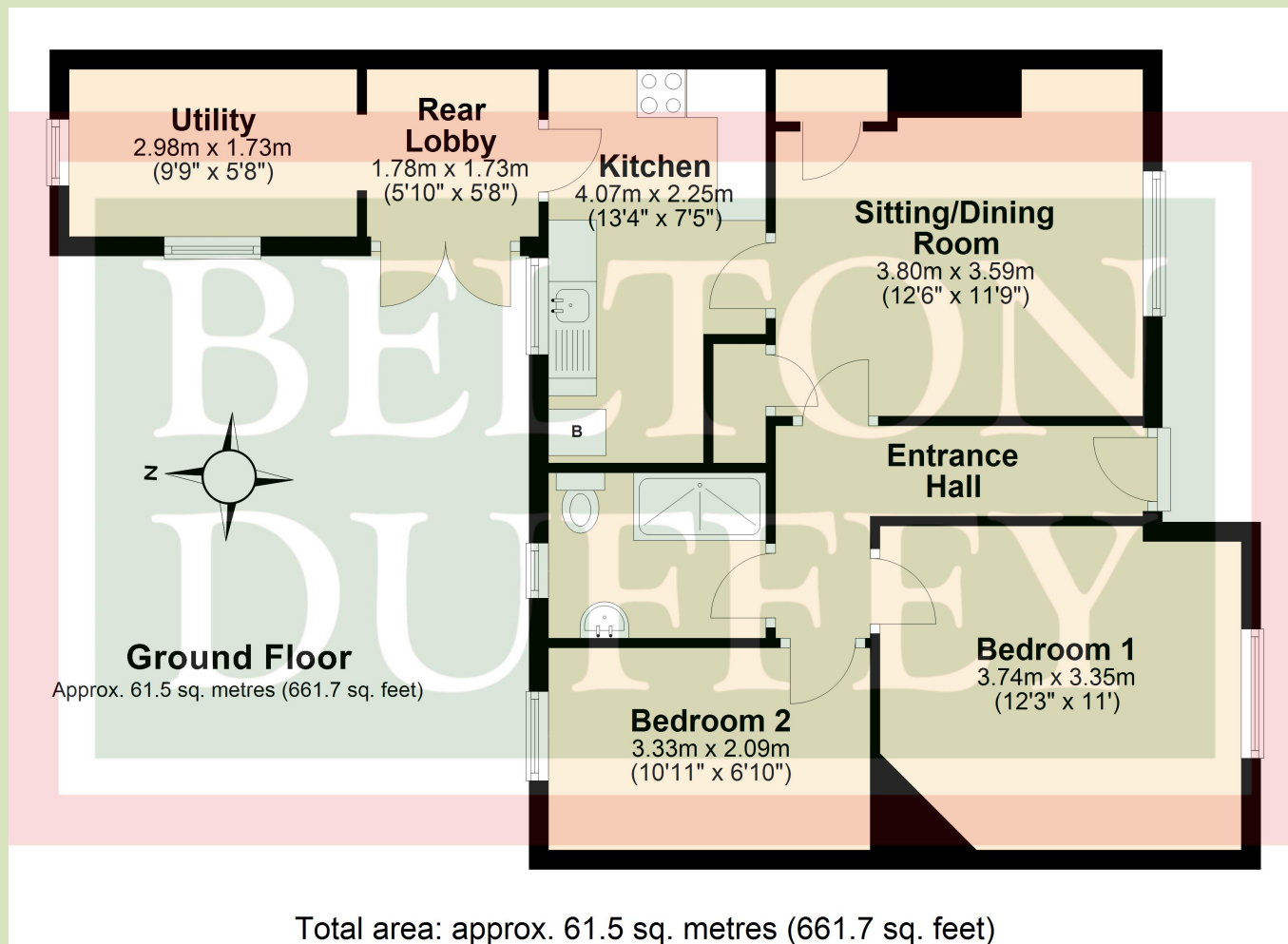
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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